<u>City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet</u>

Address/Location:

2145 E HAMILTON AV

Permit/Project No.:

AD16-618

Issuance Date:

06/13/16

Prepped By:

RBUSS

Closed By: SFAUMUI

RSN: 1671050

Category	Document Type	Sub Document Type
(EF) Environmental Files (203)	(PP) Public Project Files (203-03)	(EN) EIR (DA) Approved Document (EM) Maps
	· ·	(AE) Application
		(AG) Agency Correspondence
		(EG) General Correspondence
		(TR) Technical Reports
		(RE) Archaeological Reports
· · · · · · · · · · · · · · · · · · ·		(EP) Plans
		(AM) Amendment
(GP) General Plan	(GA) General Plan Amendments	(AA) Application
(204)	(204-02)	(CG) Correspondence
		(GD) Approved Document
	(GE) Environmental Review	(GI) EIR
	(for 204 series GP Amendments)	(GS) Supporting Documents
		(GT) Technical Reports
		(GR) Archaeological
		(ZN) Zoning
(DR) Development Review	(PR) Projects	(PE) Permit
(207)	(207-02, 207-03, etc.)	(MP) Maps
•		(AP) Application
		(AC) Agency Correspondence
		(GC) General Correspondence
		(PL) Plans
·	· · · · · · · · · · · · · · · · · · ·	ST Approved Storm-Water Ctrl Plans
		(EA) Approved Document
	(ER) Environmental Review (for 207 series Project Files)	(EI) EIR
	(101 207 Series Project Piles)	(ES) Supporting Documents
,		(ET) Technical Reports
		(AR) Archaeological
	(AD) Adjustments (207-12)	(DO) Documents
		(PA) Plans
		SW Approved Storm-Water Ctrl Plan
	.	PK Parking Analysis
	(PI) Public Info Letters (207-29)	(LE) Letter
		(LS) Supporting Docs

EBAY BUILDING 7 COURTYARD REHABILITATION

EBAY, INC.

2145 HAMILTON AVENUE, SAN JOSE, CA

CONTACT: LUKE CLISBEE

SENIOR CONSTRUCTION MANAGER

PHONE: (408)-376-4469

REFERENCE SYMBOLS

			·			
1 101	SITE SECTION		$\left(1.1\right)\left(1.1\right)$ 01	DESCRIPTION REFERENCE		PROPOSED CONTOUR LINE EXISTING CONTOUR LINE
•	DATUM REFERENCE			SHEET MATCH/CONTINUATION LINE LIMIT OF WORK (APPROXIMATE)	. ,	LIMIT OF ADDITIVE ALTERNATE WORK
	REVISION REFERENCE NORTH ARROW	· · · · · · · · · · · · · · · · · · ·		PROPERTY AND BOUNDARY LINES CENTER LINES		HIDDEN LINE BREAKLINE

GENE	RAL ABBREVIA	HON9	************************************					· · · · · · · · · · · · · · · · · · ·	
&	AND	CMU	CONCRETE MASONRY UNIT	FG	FINISH GRADE ELEVATION - SOFTSCAPE	NIC	NOT IN CONTRACT	SPECS	SPECIFICATIONS
@	AT	CSDG	CEMENT STABILIZED DECOMPOSED GRANITE	FL.	FLOW LINE	NOM .	NOMINAL	SS	SANITARY SEWER
AC	ASPHALT	CTSK	COUNTER SUNK	FLG	FLANGED	NTS	NOT TO SCALE	SSMH	SANITARY SEWER MANHOLE
ACC	ACCESSIBLE	DEPT	DEPARTMENT	FS	FINISH SURFACE ELEVATION - HARDSCAPE	oc	ON CENTER	STA	STATION POINT
ADJ	ADJUSTABLE	ÐF	DRINKING FOUNTAIN	FTG	FOOTING	OD	OUTSIDE DIAMETER	SWL	STATIC WATER LEVEL
AFF	ABOVE FINISH FLOOR	DG	DECOMPOSED GRANITE	GALV	GALVANIZED	PA	PLANT AREA	TBR	TO BE REMOVED
ALT	ALTERNATE	DIA	DIAMETER	GB	GRADE BREAK	PC	PLUMBING CONTRACTOR	TC	TOP OF CURB
AG .	AGGREGATE	DIM	DIMENSION	HD	HOT DIPPED	POB	POINT OF BEGINNING	TFTG	TOP OF FOOTING
APPROX	APPROXIMATE	DS	DOWN SPOUT	HDR	HEADER	POC	POINT OF CONNECTION	THK	THICK
ARCH	ARCHITECTURAL	DWG	DRAWING	HOR	HORIZONTAL	POT	POINT OF TANGENCY	TP	TOP OF PAVING
ВС	BOTTOM OF CURB	EA	EACH	HP	HIGH POINT	PNT	POINT	TS	TOP OF STEP
BLDG	BUILDING	(E)	EXISTING	INV [*]	INVERT ELEVATION	PT	PRESSURE TREATED	TRANS	TRANSFORMER
BOC	BACK OF CURB	EC	ELECTRICAL CONDUCTOR	IRRIG	IRRIGATION	R	RADIUS	TW	TOP OF WALL
BOW	BACK OF WALK	EG	EXISTING GRADE	JB	JUNCTION BOX	RDWD	REDWOOD	TYP	TYPICAL
BW	BASE OF WALL	EJ	EXPANSION JOINT	LA .	LANDSCAPE ARCHITECT	REBAR	REINFORCEMENT BAR	UON	UNLESS OTHERWISE NOTED
СВ	CATCH BASIN	ELEV	ELEVATION	LF	LINEAR FEET	REQ'D	REQUIRED	VERT	VERTICAL
CIP	CAST IN PLACE	EP	EDGE OF PAVING	MAX	MAXIMUM	RIM	RIM ELEVATION	W/	WITH
CJ	CONTROL JOINT	EQ	EQUAL.	. MB	MACHINE BOLT	RO	ROUGH	WC	WATER CLOSET
CL	CENTERLINE	EXP	EXPOSED	MC	MECHANICAL CONTRACTOR	RP	RADIUS POINT	WP	WEAKEND PLANE JOIN
CLR	CLEAR	FOB	FACE OF BUILDING	MFG	MANUFACTURER	S/S	STAINLESS STEEL	WWM	WELDED WIRE MESH
co	CLEAN OUT	FOC	FACE OF CURB	MIN	MINIMUM	SCH	SCHEDULE		
CONC	CONCRETE	FD	FLOOR DRAIN	MTL	METAL	SIM	SIMILAR		
				/A.IS	a special c	CE	COLIADE ECOT	•	·

GENERAL NOTES

- 1. DESIGN INTENT: THESE DRAWINGS AND ACCOMPANYING TECHNICAL SPECIFICATIONS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS.
- CONTRACTOR SHALL INFORM THEMSELVES OF, AND FULLY ADHERE TO THE ZONING AND ORDINANCE REGULATIONS OF THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED, THE RULES, REGULATIONS AND REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, AND ALL FEDERAL AND STATE LAWS, CODES OR REGULATIONS REGARDING CONSTRUCTION ACTIVITY.
- 3. CONTRACTOR SHALL INVESTIGATE AND PROCURE, AT THEIR EXPENSE, ANY AND ALL PERMITS THAT MAY BE REQUIRED ON PROJECT. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS.
- 4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE IF DISCREPANCY IS SUSPECTED BETWEEN THE SITE AND WHAT IS CONTAINED IN THE CONTRACT DOCUMENTS. NO ALLOWANCES WILL BE MADE TO THE CONTRACTOR DUE TO THEIR LACK OF FAMILIARITY WITH THE SITE CONDITIONS. CONTRACTOR SHALL CALL OUT "USA"-UNDERGROUND SERVICE ALERT (800-642-2444) AND HAVE USA THOROUGHLY MARK OUT ALL PUBLIC UTILITIES ON, OR ADJACENT TO THE SITE PRIOR TO ANY DEMOLITION OR EXCAVATION WORK. CONTRACTOR SHALL RECORD OR MAINTAIN USA MARKINGS IN LEGIBLE AND ACCESSIBLE FORM FOR DURATION OF PROJECT.
- 5. CONTRACTOR SHALL AT ALL TIMES PROVIDE NOISE, DUST AND LITTER CONTROL ON THE PROJECT IN ACCORDANCE WITH GOVERNING AGENCIES OR DOCUMENTS LISTED ABOVE AND PER THE DISCRETION OF THE OWNERS REPRESENTATIVE.
- 6. CONTRACTOR SHALL INSURE PROPER POSITIVE DRAINAGE TO EXISTING DRAINAGE STRUCTURES AT ALL TIMES. IF OPERATION OF ANY EXISTING DRAINAGE STRUCTURE OR UTILITY IS INTERRUPTED BY THE CONTRACTORS WORK, CONTRACTOR MUST HAVE ACCEPTABLE ALTERNATE METHODS IN PLACE PRIOR TO INTERRUPTION. THE OWNERS REPRESENTATIVE SHALL DETERMINE THE ACCEPTABILITY OF SUCH ALTERNATE METHODS.
- 7. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES IN CONFORMANCE WITH STANDARD CONSTRUCTION PRACTICES AS REQUIRED TO PROTECT THE PROJECT AND/OR ADJACENT PROPERTIES FROM DAMAGES DUE TO NATURAL OR MAN-MADE EROSIVE FORCES.
- 8. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING DAMAGES OR DAMAGED AREAS TO AN AS-WAS OR BETTER CONDITION IF IT CAN BE REASONABLY CONSTRUED THAT SUCH DAMAGES WERE DUE TO THE CONTRACTORS CONSTRUCTION ACTIVITY OR LACK OF AMPLE PROTECTIVE MEASURES. REPAIRS SHALL BE MADE SUBJECT TO THE DISCRETION OF THE OWNERS REPRESENTATIVE.
- 9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL VARIATIONS FROM THE DOCUMENTS MUST BE PRESENTED TO THE OWNERS REPRESENTATIVE ACCURATELY AND/OR GRAPHICALLY ON RECORD DRAWINGS PRIOR TO FINAL ACCEPTANCE. REFER TO SPECIFICATIONS FOR ADDITIONAL CLOSE-OUT INFORMATION AND PROCEDURES.
- 10. CONTRACTOR SHALL DILIGENTLY PROTECT THE PROJECT SITE AND ALL CONSTRUCTION MATERIALS FROM VANDALISM OR DAMAGE UNTIL PROJECT FINAL ACCEPTANCE.
- 11. CONTRACTOR SHALL PROVIDE DRINKING WATER AND PORTABLE REST ROOM FACILITIES FOR WORKER USE DURING CONSTRUCTION AT CONTRACTORS EXPENSE.
- 12. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY ALL FEES TO ACQUIRE A METERED HOOKUP TO A CITY WATER SOURCE FOR ANY CONSTRUCTION WATER. ALL COSTS FOR SUCH WATER USE SHALL BE BORNE BY THE CONTRACTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO INCLUDE ANTICIPATED COSTS IN THE BID PRICE.

AREA MAP

PROJECT DESIGN TEAM:

LANDSCAPE ARCHITECT

SSA LANDSCAPE ARCHITECTS, INC.

CONTACT: ALISON HOBBS

303 POTRERO STREET, SUITE 40-C

SANTA CRUZ, CA 95060 (831) 459 - 0455

SURVEYOR / CIVIL ENGINEER

BKF CIVIL ENGINEERS

CONTACT: JEREMY MARELLO

650 TECHNOLOGY DRIVE, SUITE 650

SAN JOSE, CA 95110

(408) 467 - 9199

ELECTRICAL

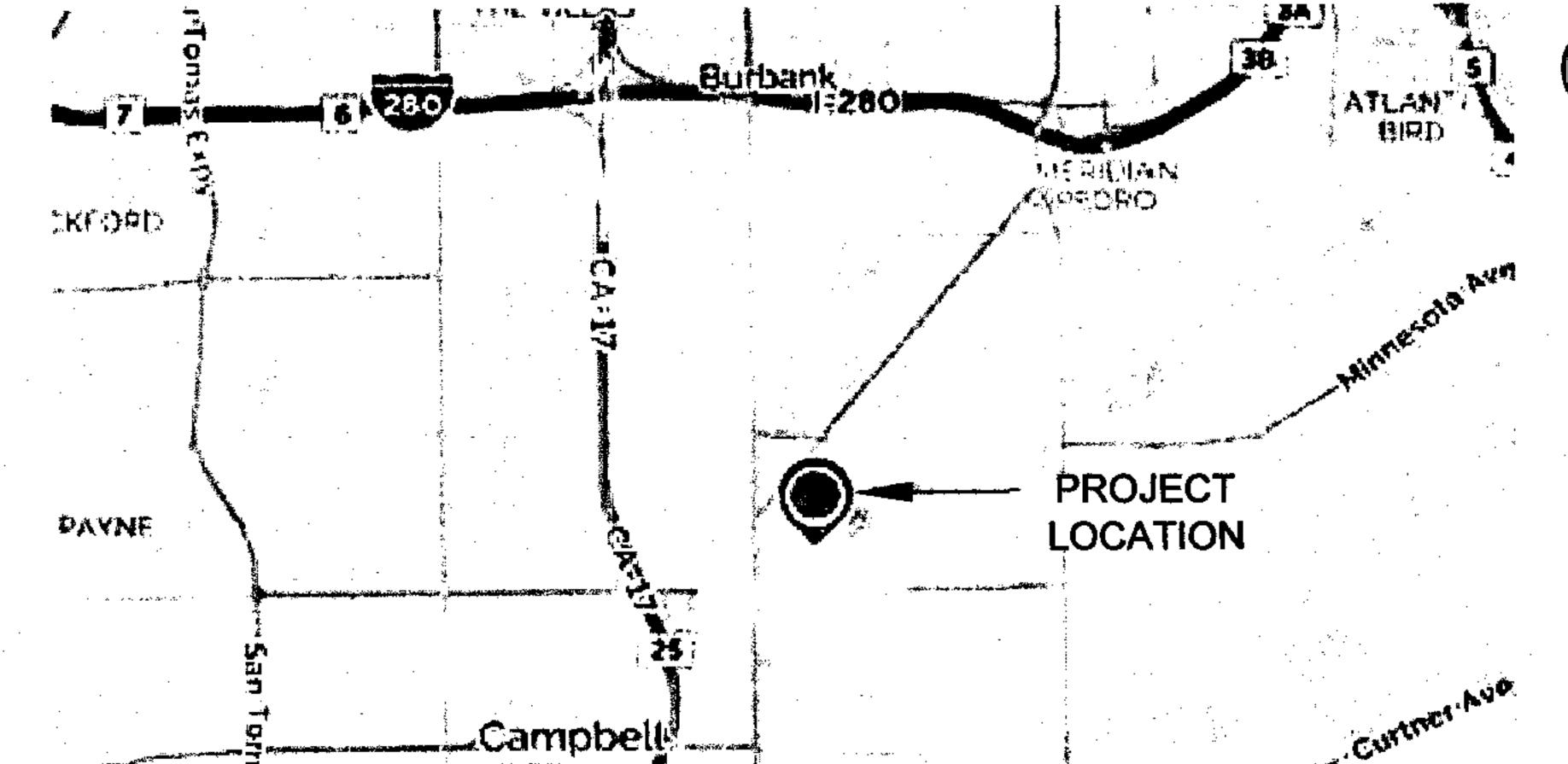
SPRIG ELECTRIC

CONTACT: MIKE CAMP

1860 S. 10TH STREET

SAN JOSE, CA 95112

(408) 298 - 3134



APPLICABLE CODES

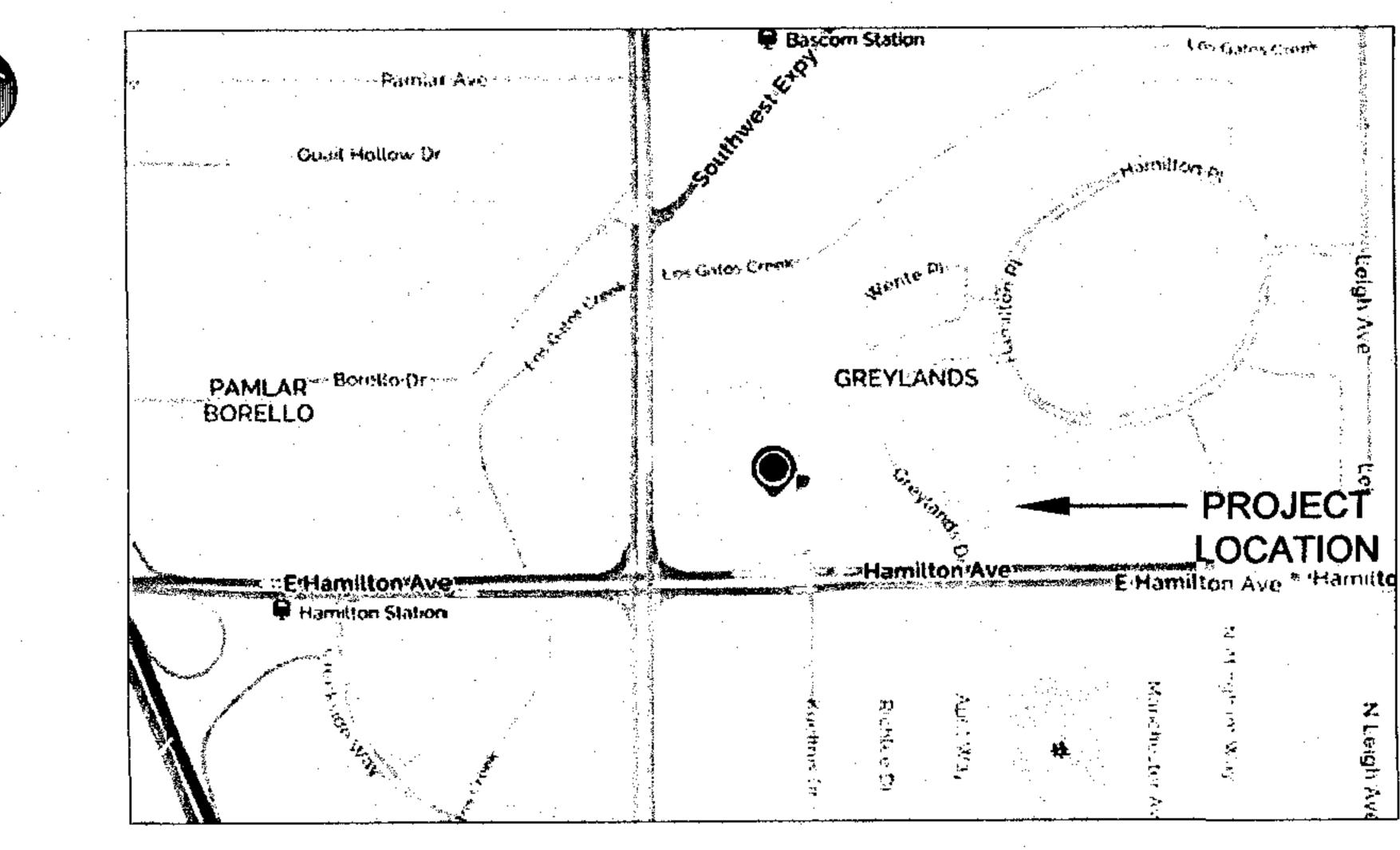
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2013 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2013 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
TITLE 19, C.C.R., PUBLIC SAFETY, OFFICE OF THE STATE FIRE MARSHAL REGULATIONS
2013 NFPA 72 - NATIONAL FIRE ALARM CODE WITH CALIFORNIA AMENDMENTS
CITY OF SAN JOSE STANDARD MUNICIPAL CODE

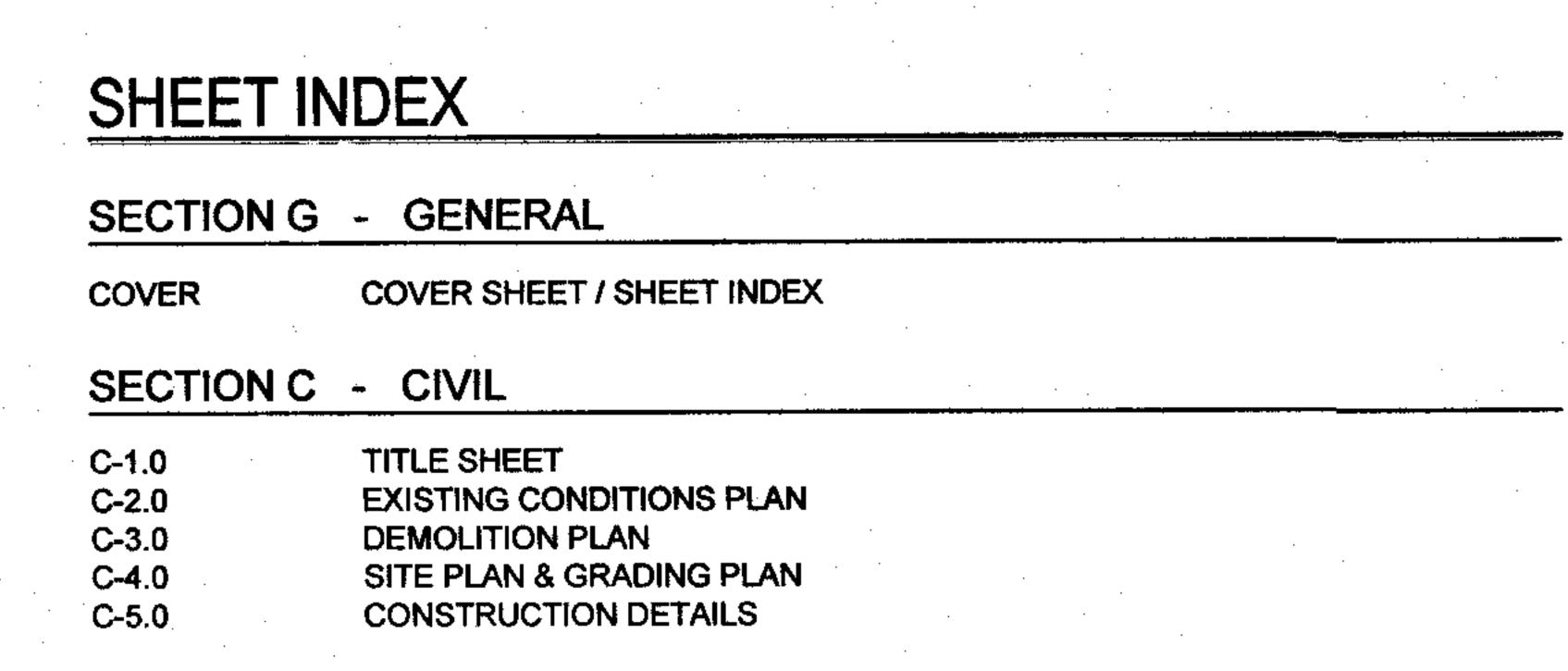
PROJECT SCOPE

THIS PROJECT CONSISTS OF RENOVATIONS TO EXISTING COURTYARD AND PLANTING BETWEEN BUILDING 4 (#2085) AND BUILDING 7 (#2065) TO EXPAND AND REHABILITATE THE EXTERIOR SPACE.

AS PART OF THESE IMPROVEMENTS, THE FOLLOWING WILL BE PROVIDED: NEW CONCRETE PAVING, AT-GRADE DECKING, FENCING, RELOCATION OF EXISTING GATE, NEW PLANTING & TREES AND LIGHT BOLLARD RELOCATION.

PROJECT MAP





D-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
L-1.0	OVERALL SITE PLAN
L-1.1	SITE PLAN
L-1.2	OCCUPANCY LOAD
L-2.0	IRRIGATION PLAN
L-3.0	PLANTING PLAN
L-4.0	CONSTRUCTION DETAILS
L-4.1	CONSTRUCTION DETAILS
L-5.0	LANDSCAPE DETAILS
L-5.1	LANDSCAPE DETAILS

SECTION	E - ELECTRICAL
E-0.0	ELECTRICAL COVER SHEET, LEGEND AND SYMBOLS LIS
L-1.0	PARTIAL SITE PLAN ELECTRICAL



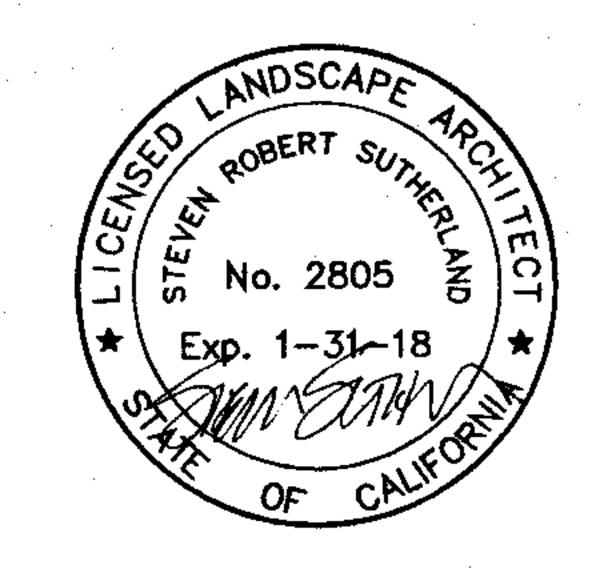


LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455

www.ssala.com

f: 831-459-0484



COVER SHEET

EBAY BUILDING 7 COURTYARD REHABILITATION
2145 HAMILTON AVE
SAN JOSE, CA 95125

DRAWN BY • CH


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
SCALE • NTS

DATE • 06.08.16

COVER

COVER

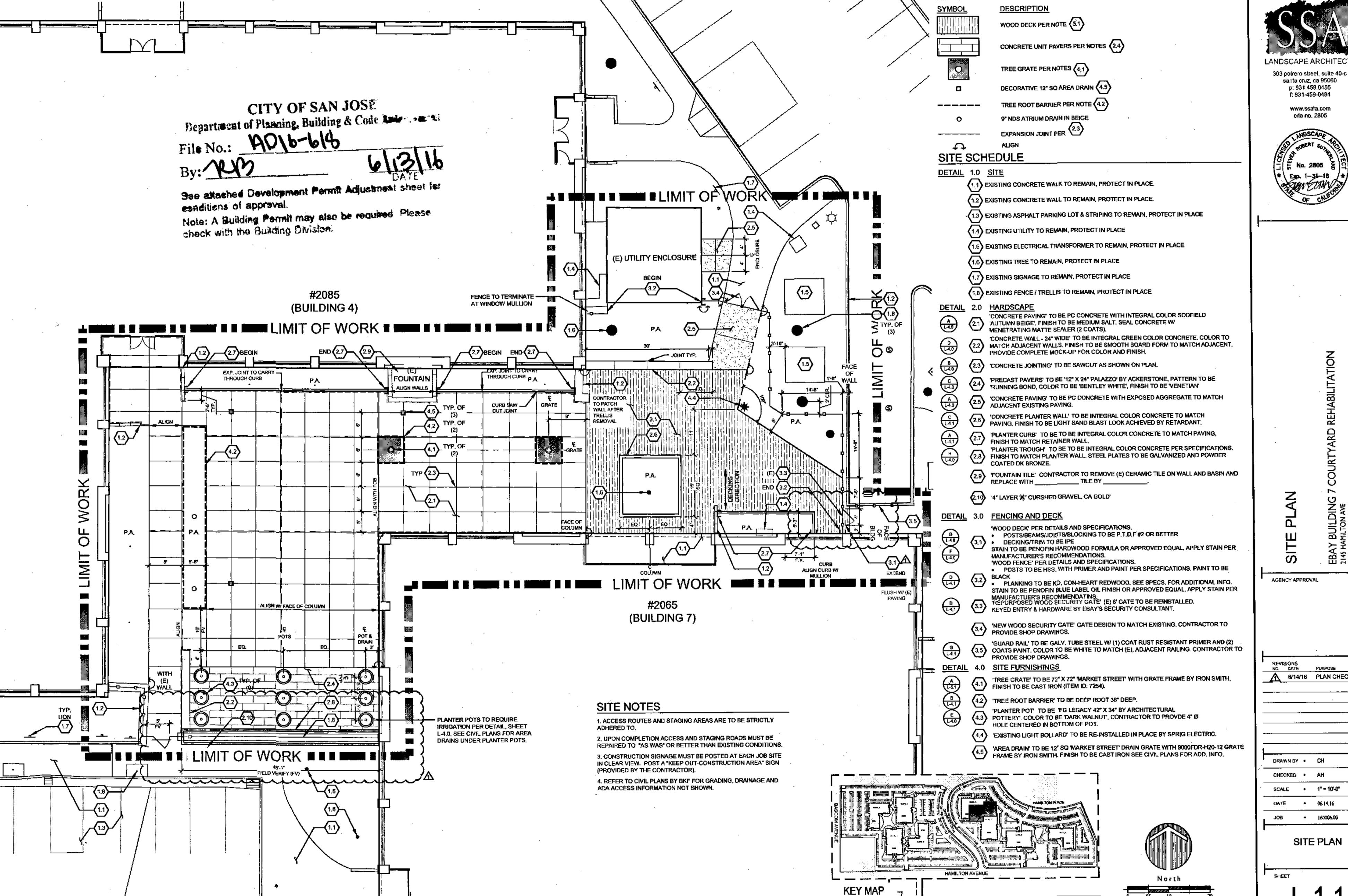




DEMOLITION LEGEND

•	
CITY OF Department of Planning, Bo	SAN JOSA uilding & Code tob
File No.: ADID	_
By: RP	61131
See attached Development I sanditions of approval.	Formit Adjustmen. shoet

& DEMOLITON PLAN



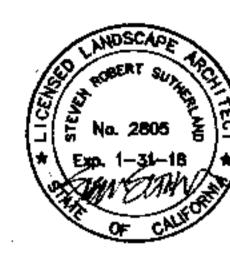
N.T.S.

SITE PLAN LEGEND

LANDSCAPE ARCHITECTS

santa cruz, ca 95060 p; 831.459.0455 f: 831-459-0484


www.ssafa.com cria no, 2805



6/14/16 PLAN CHECK

DRAWN BY • CH

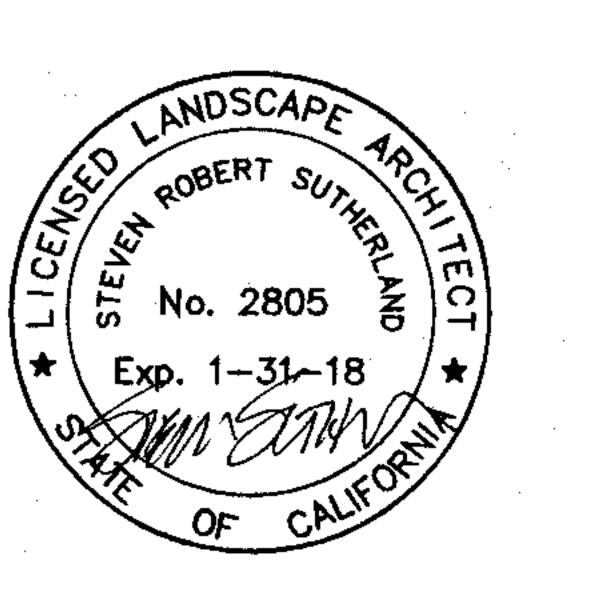
SITE PLAN





303 potrero street, suite 40-c santa cruz, ca 95060 p: 831.459.0455 f: 831-459-0484

> www.ssala.com crla no. 2805



OCCUPANCY LOAD

SAY BUILDING 7 COURTYARD REHABILITATIC

N/CLONIC

.

WN BY • CH


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
LE • 1" = 10'-0"


OCCUPANCY

AUEET

2



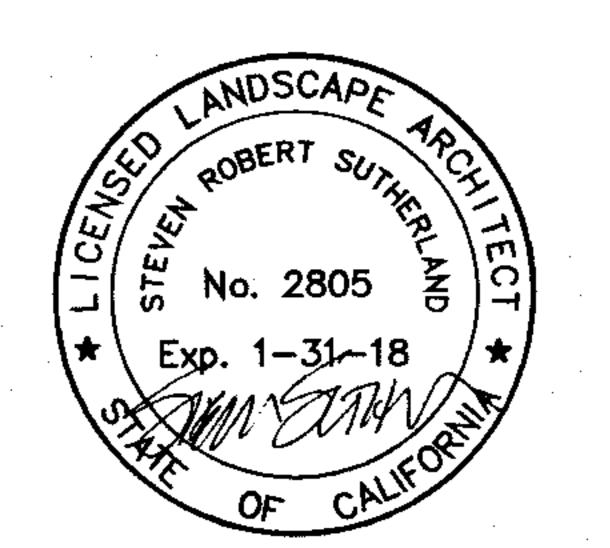




LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c santa cruz, ca 95060 p: 831.459.0455 f: 831-459-0484

> www.ssaia.com cria no. 2805



ONSTRUCTION DETAILS

REVISIONS
NO. DATE PURPOSE

6/05/16 PLAN CHECK

AGENCY APPROVAL

DRAWN BY • CH

CHECKED • AH

SCALE • AS SHOWN

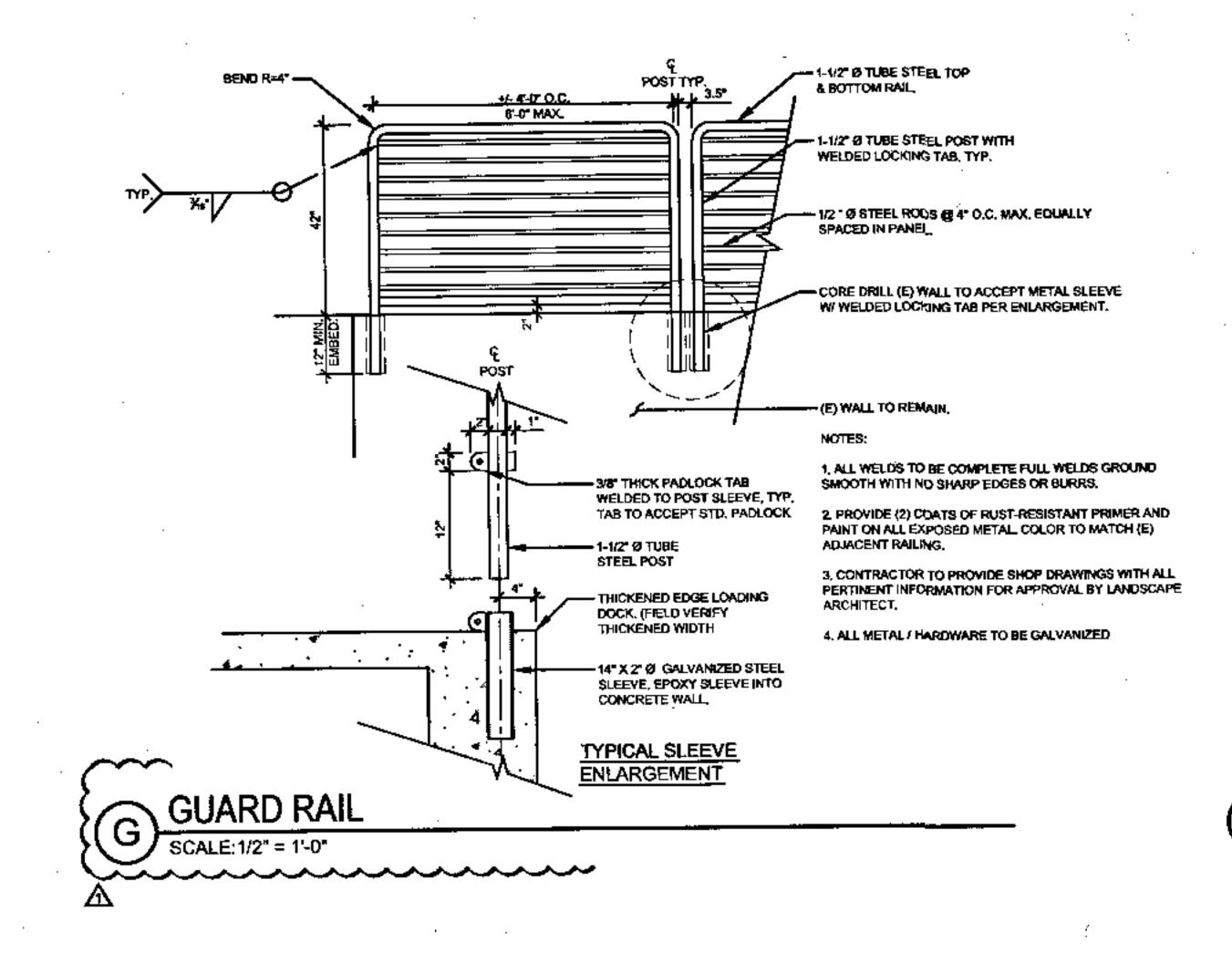
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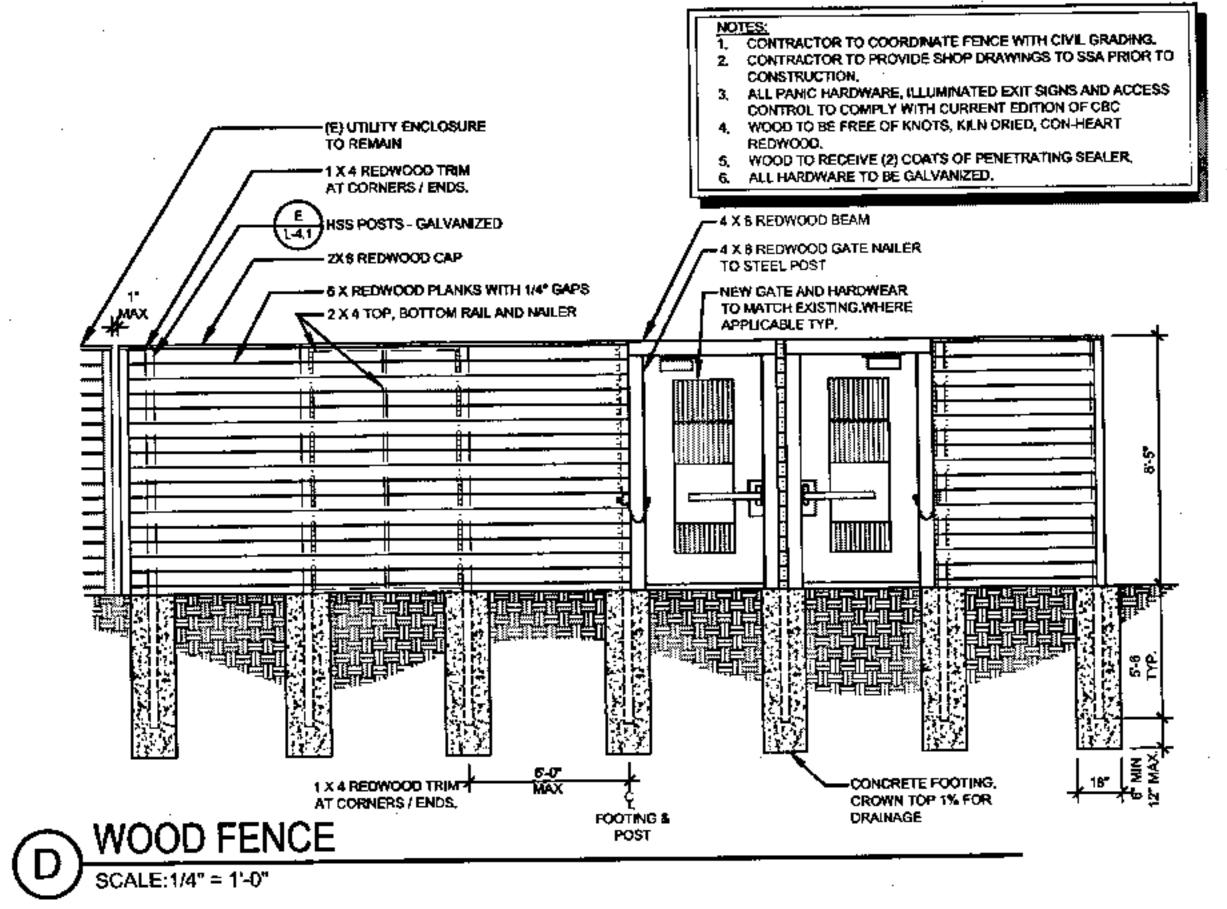
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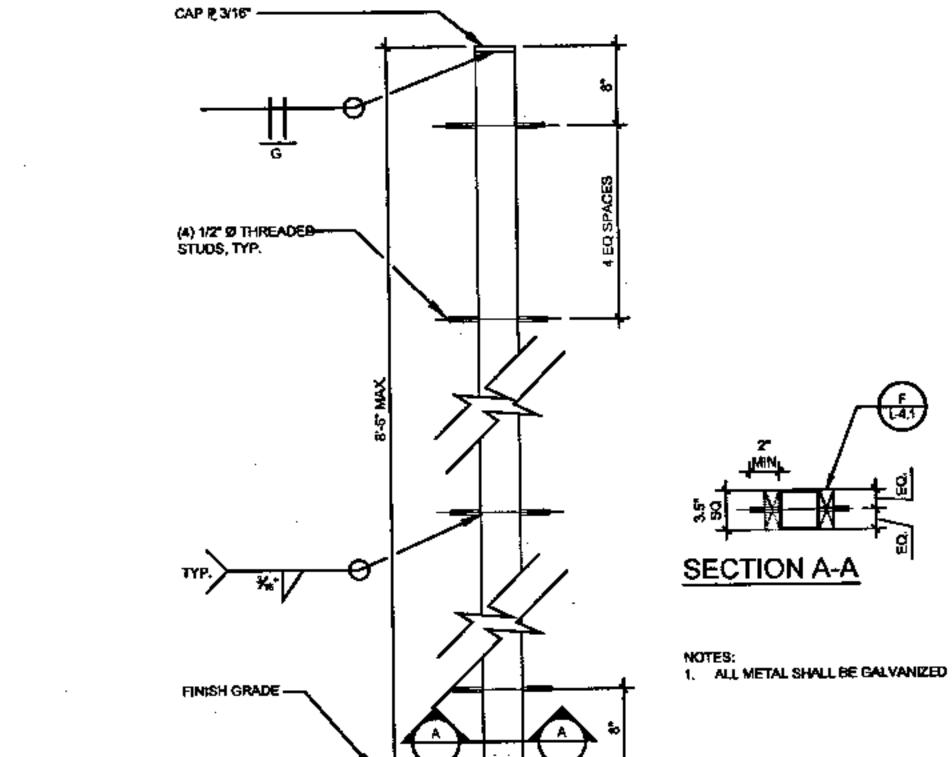
CONSTRUCTION

DETAILS

1_40

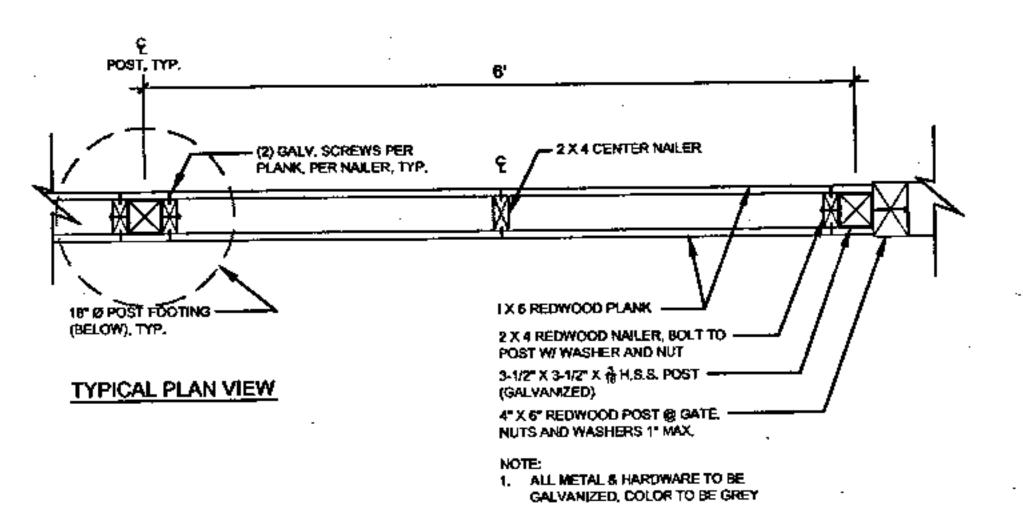




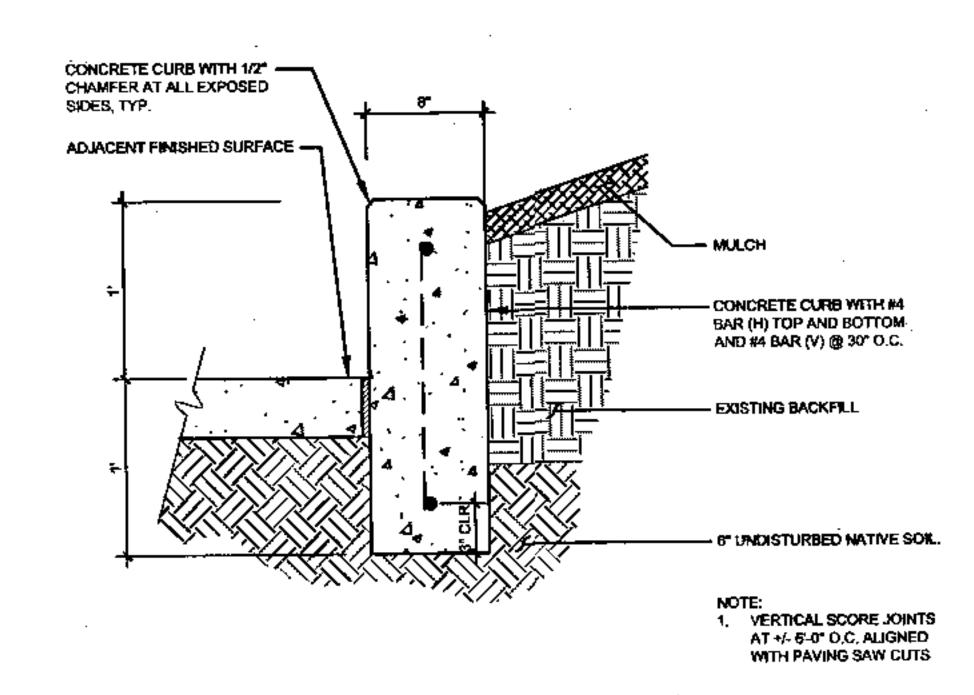


HSS POST AT WOOD FENCE

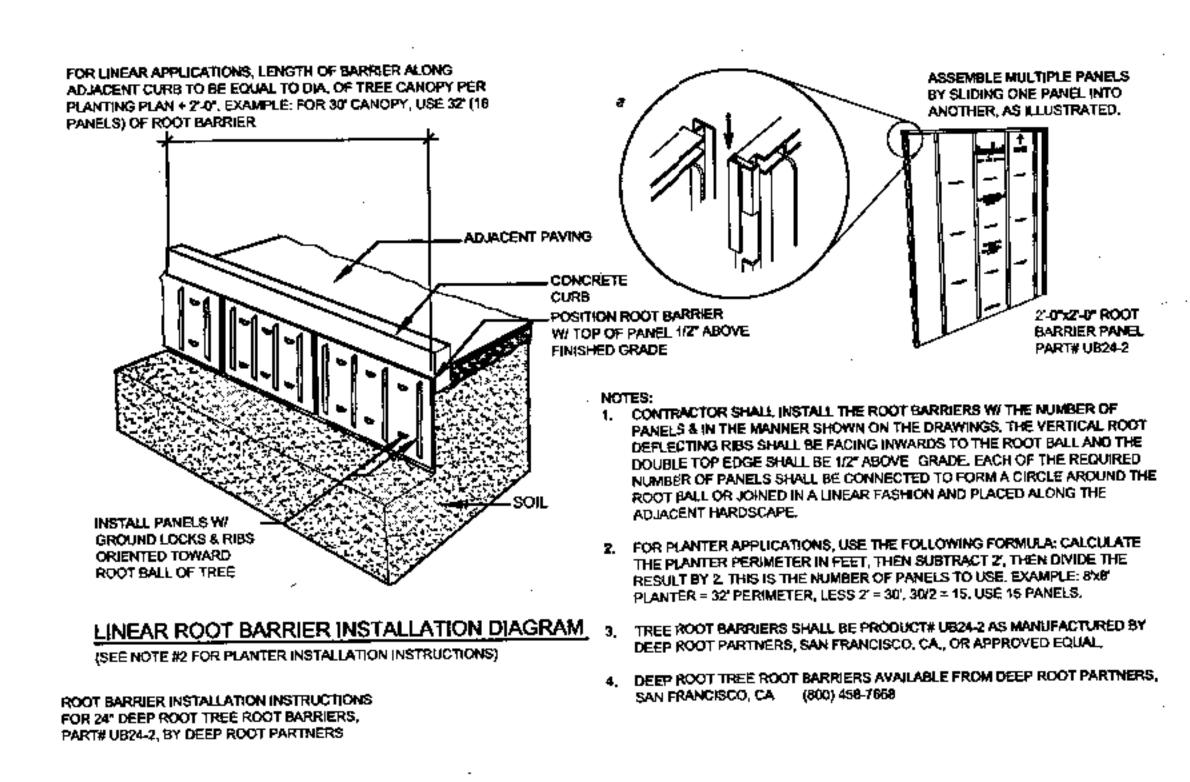
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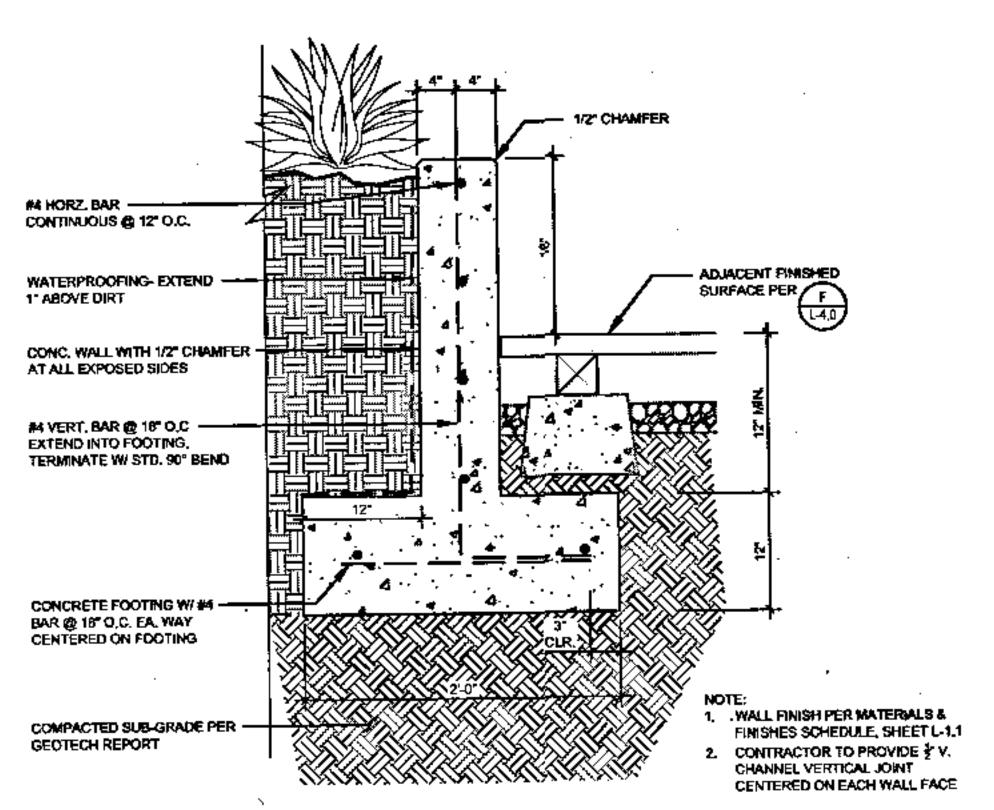
(F) WOOD FENCE PLAN VIEW







B ROOT BARRIER
SCALE: 1/2" = 1'-0"

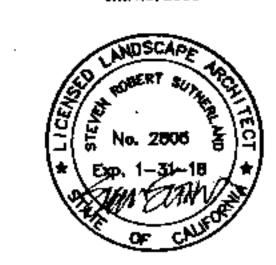


C) CONCRETE PLANTER WALL



303 potrero street, suite 40-c santa cruz, ca 95060 p: 831,459,0455 f: 831-459-0484

> www.ssala.com cria no, 2805



CONSTRUCTION DETAILS

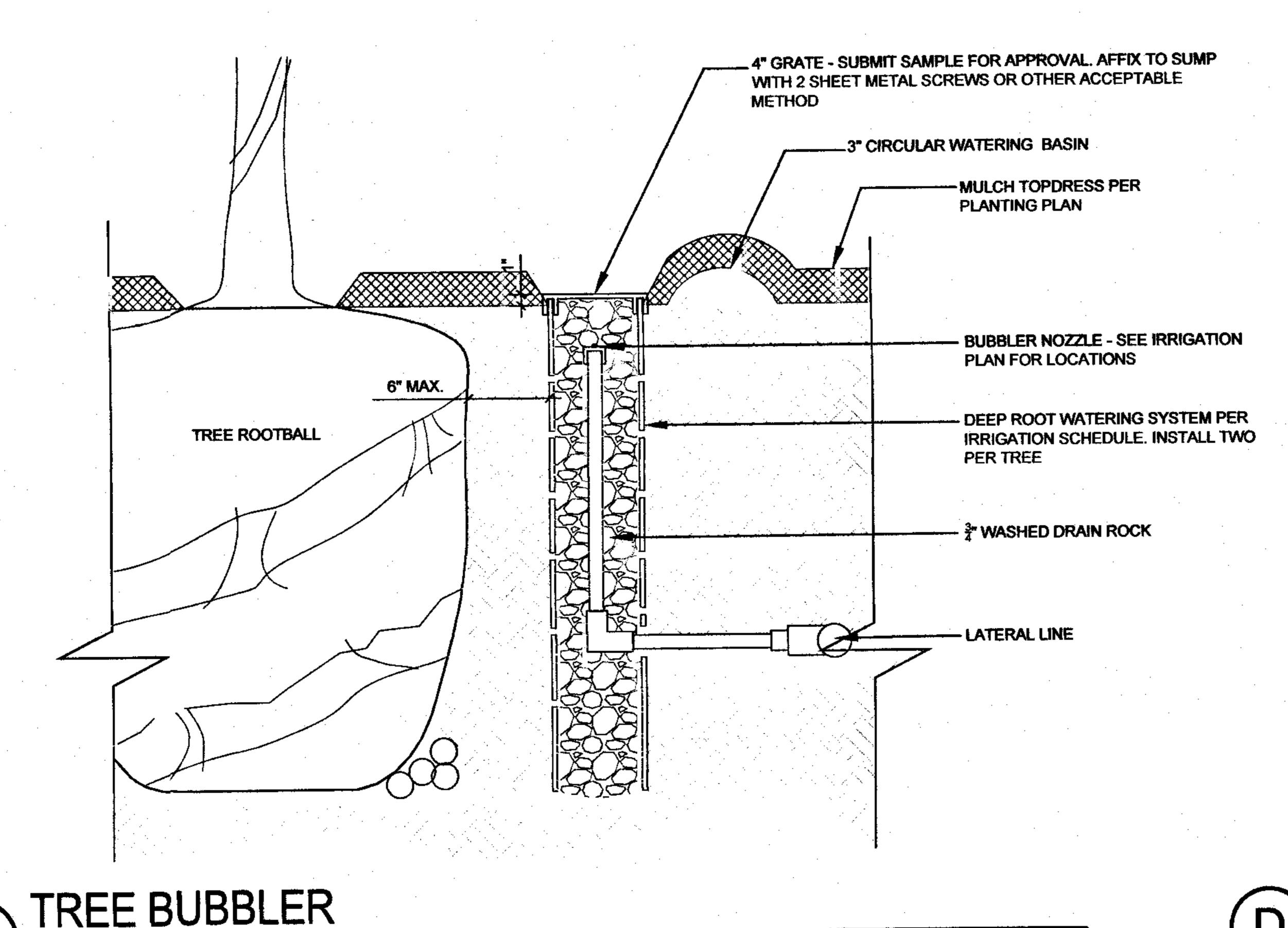
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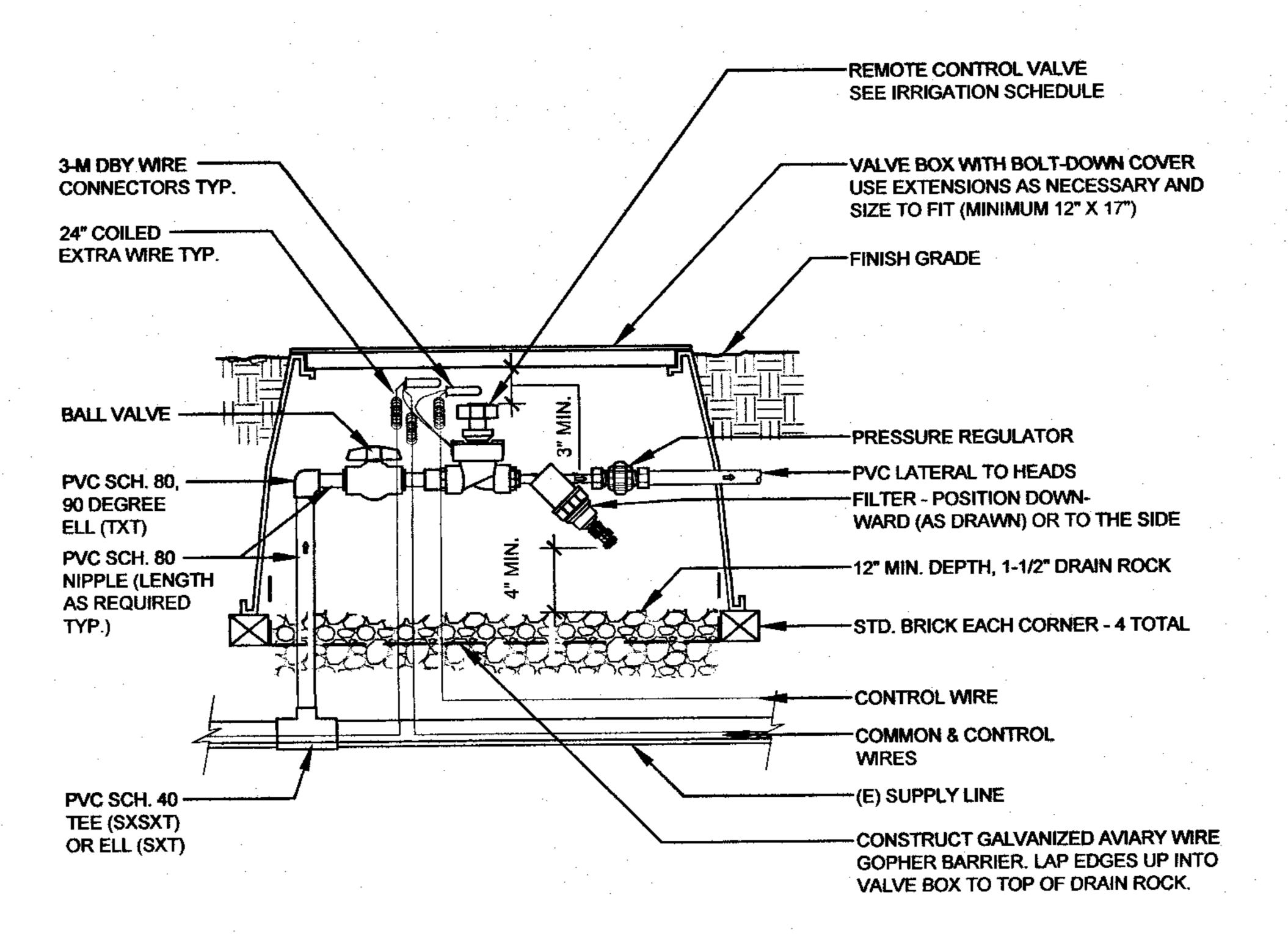
REVI	SIONS	···
NO.	DATE	PURPOSE
$\overline{\Lambda}$	6/14/16	PLAN CHECK

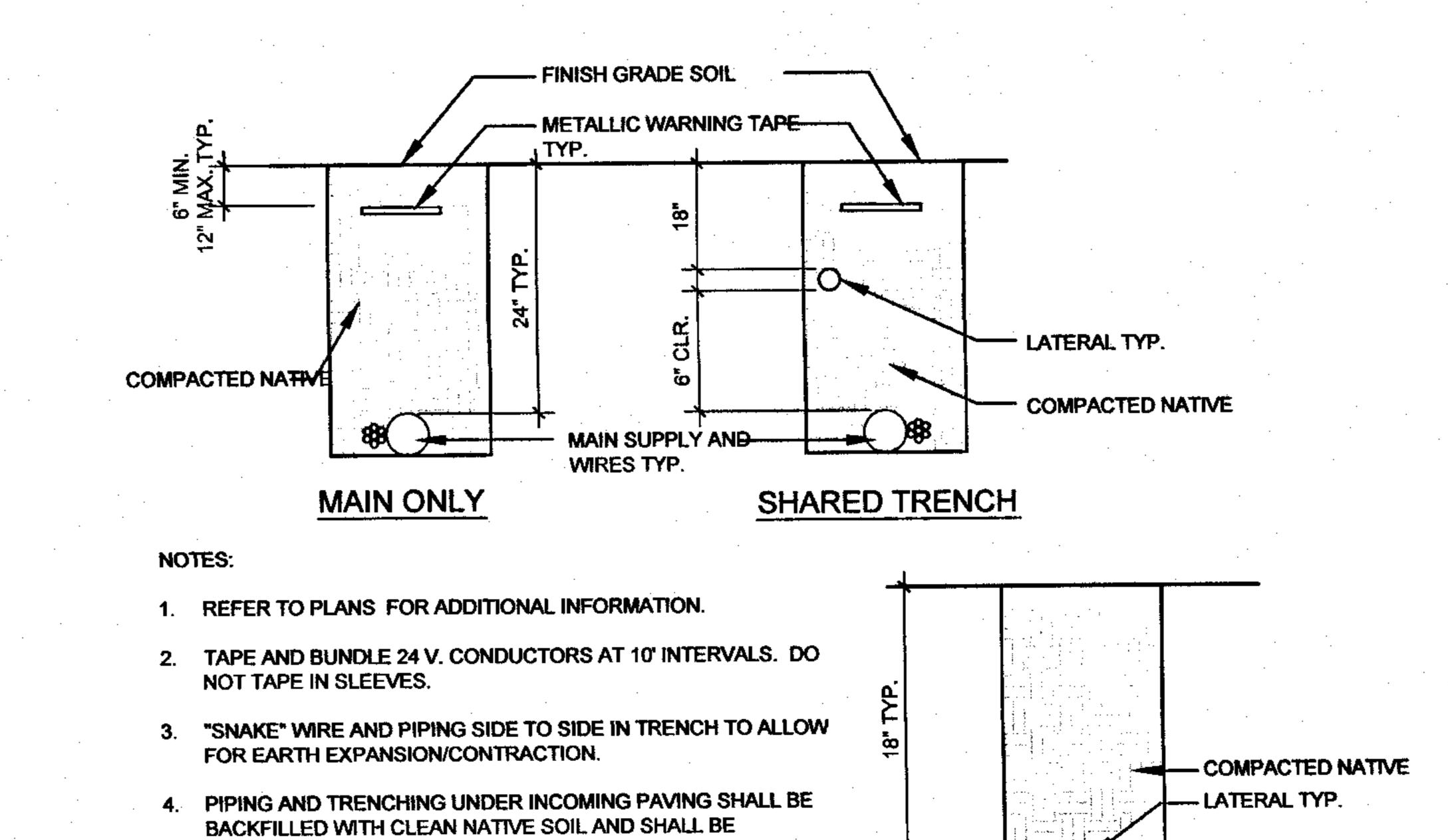
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CHECKED • AH
SCALE • AS SHOWN

CONSTRUCTION DETAILS

L-4.1









DRIP ZONE REMOTE CONTROL VALVE KIT

SCALE: 1/2" = 1'-0"

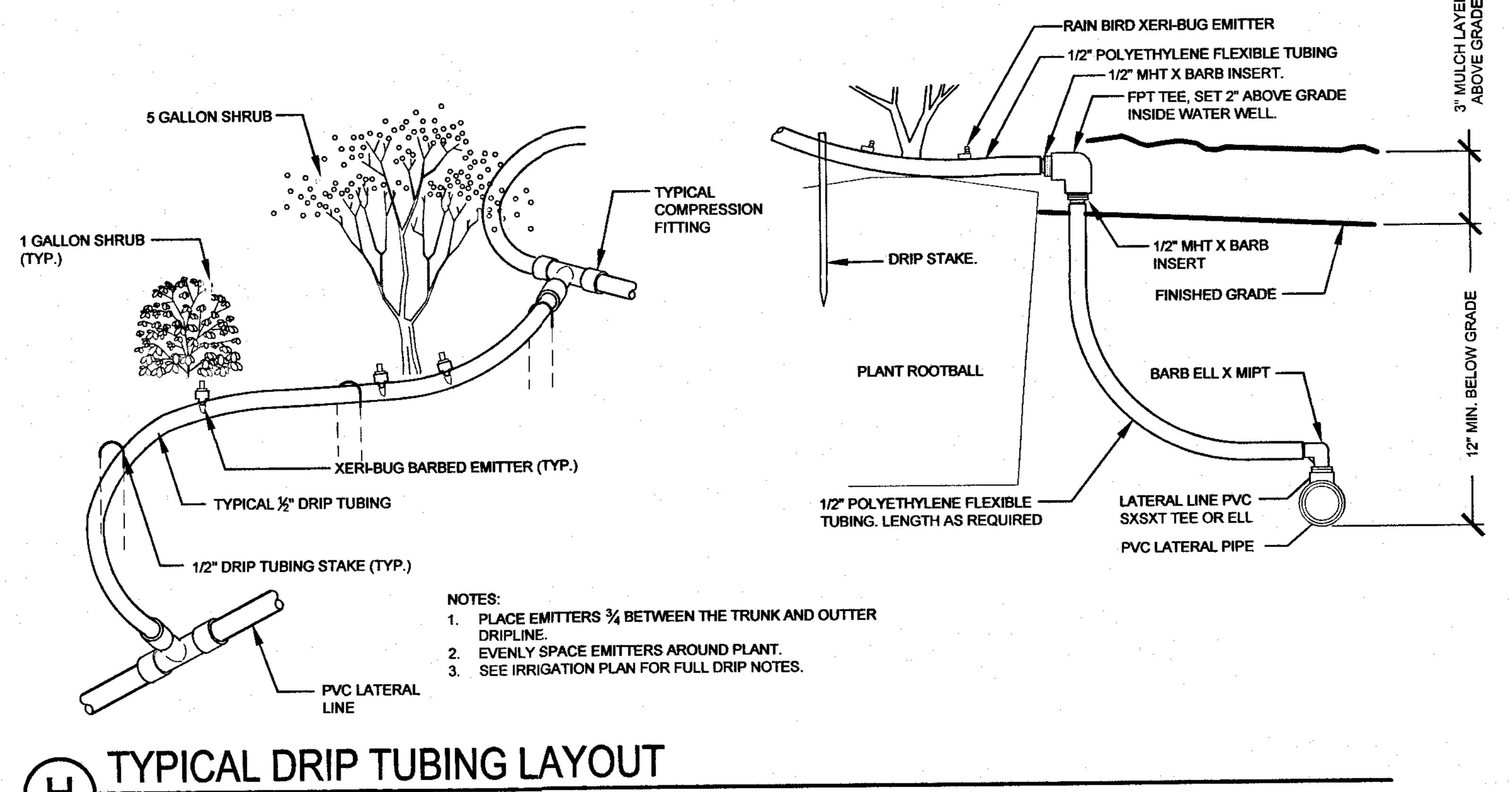


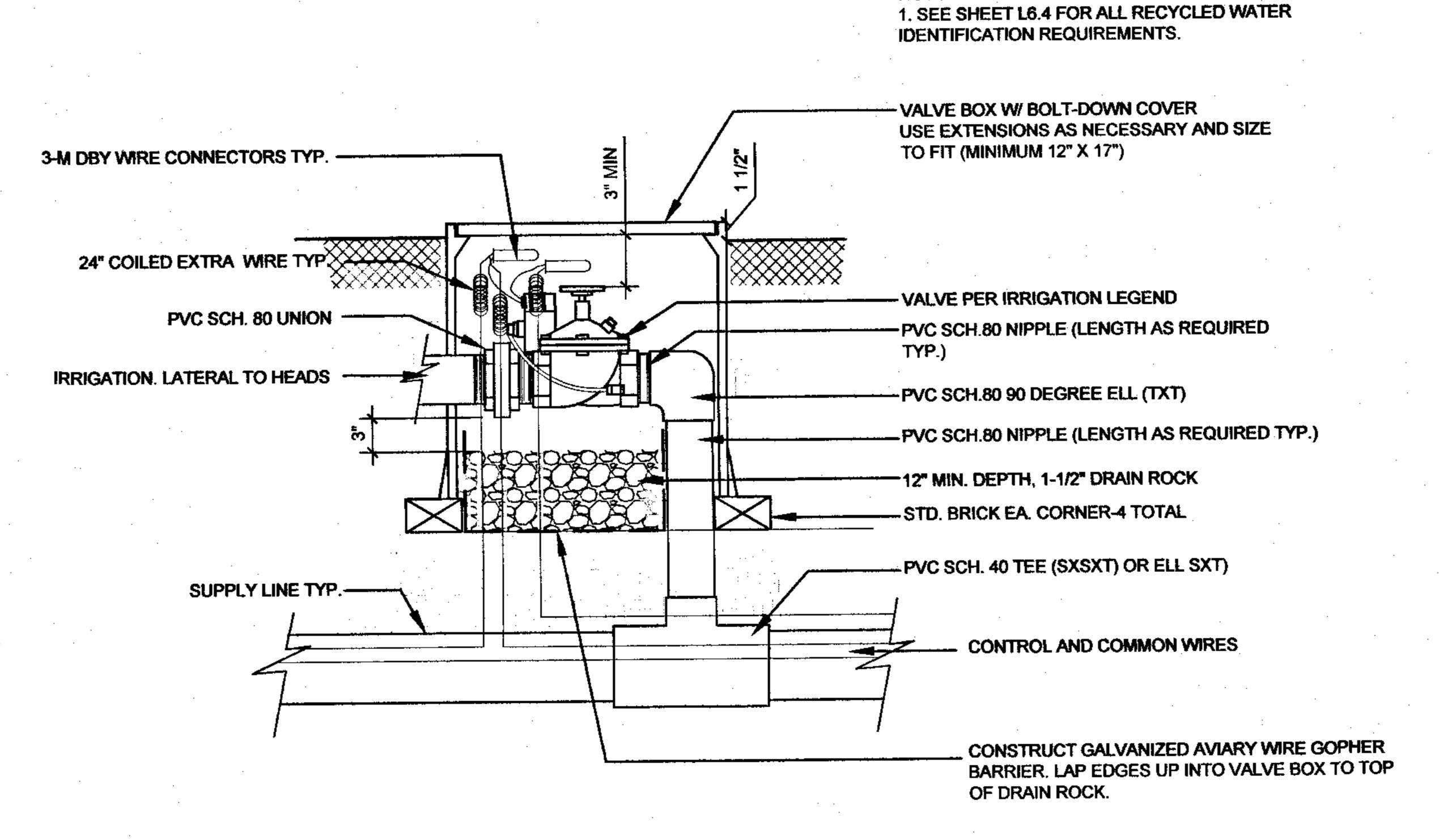
COMPACTED TO 90% RC UNLESS NOTED OTHERWISE. ALL

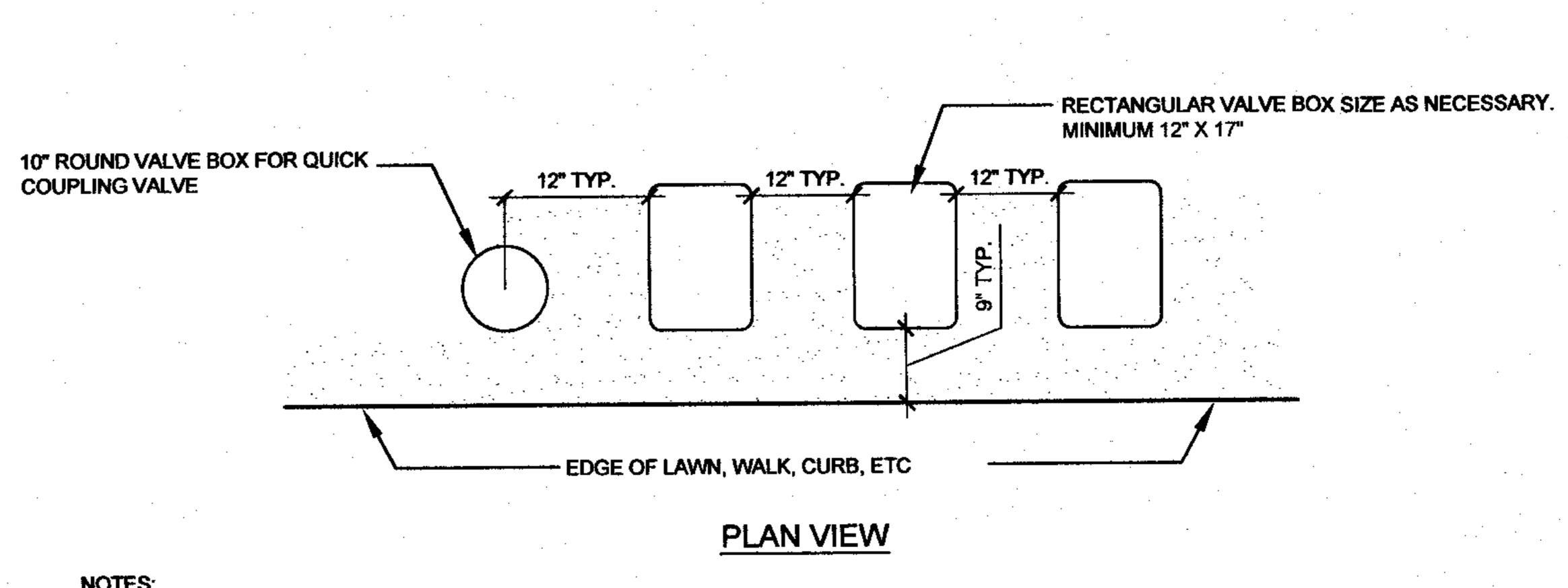
TO 85% RC UNLESS NOTED OTHERWISE.

IRRIG, PIPING UNDER ANY PAVING SHALL HAVE A MINIMUM OF

24 INCHES OF COVER. IN PLANTING AREAS, COMPACT TRENCH





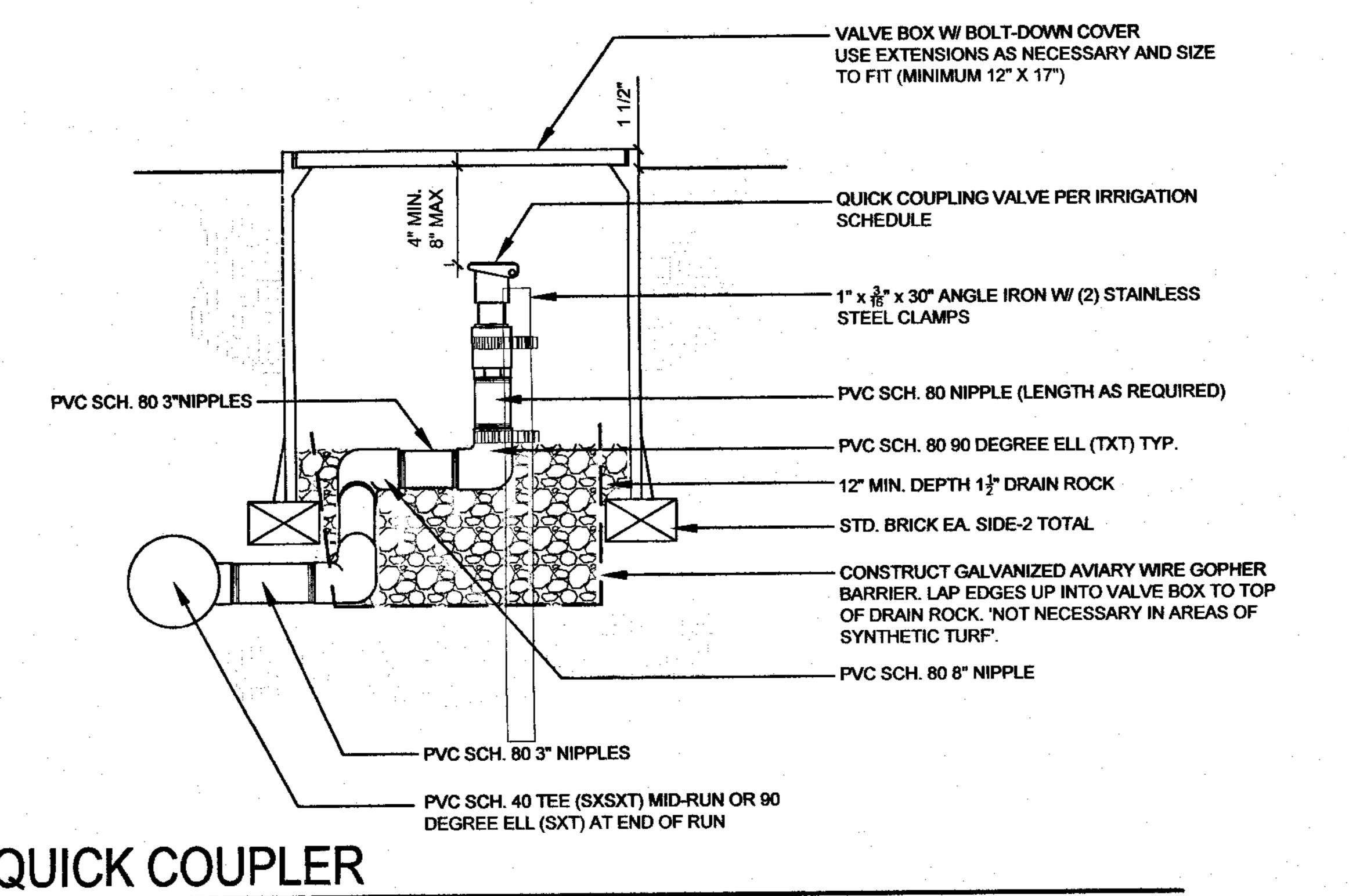


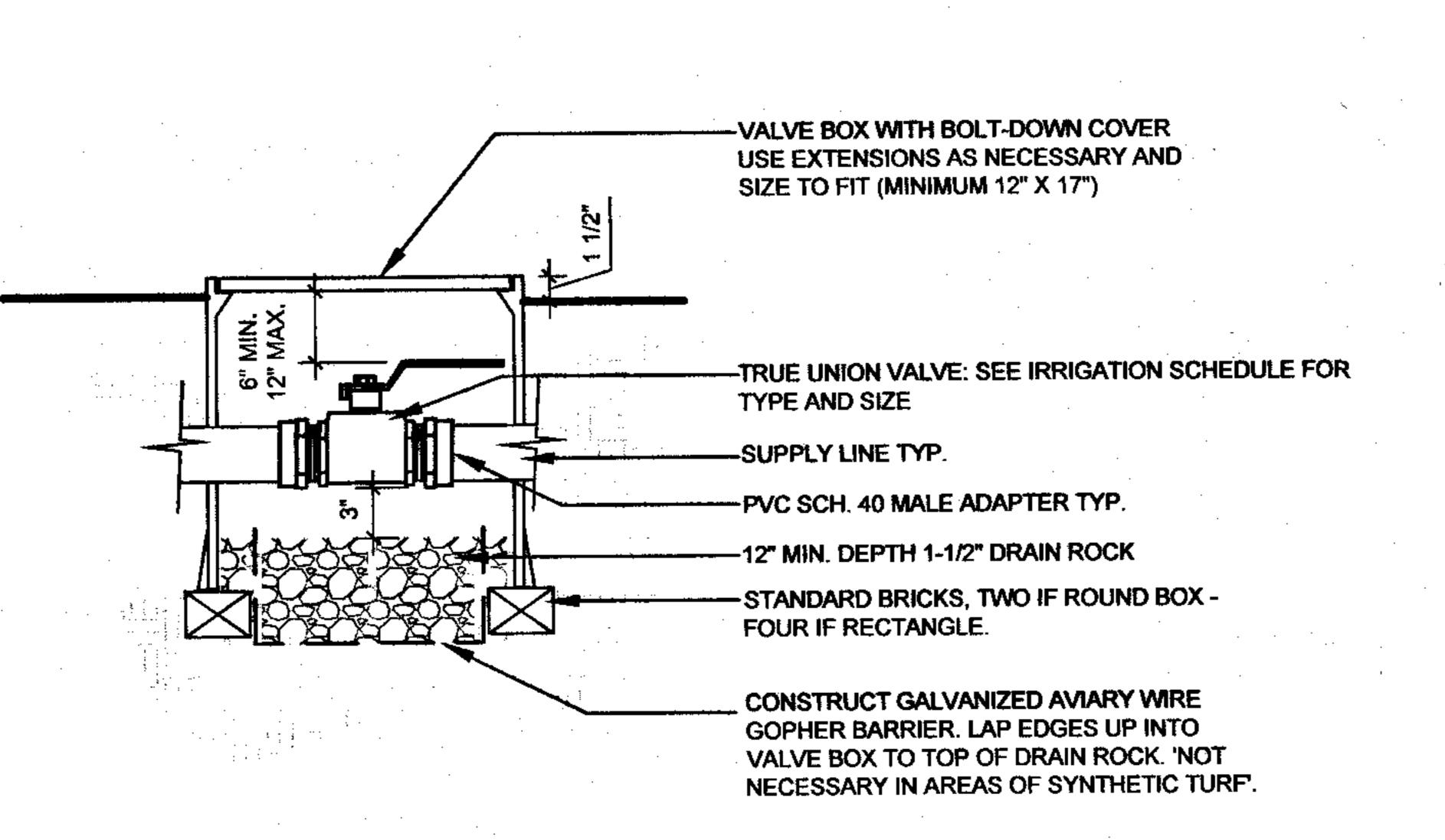
LATERAL ONLY

CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR GATE VALVE TO FACILITATE SERVICING VALVE.
 SET BOXES FLUSH WITH GRADE IN DECOMPOSED GRANITE AREA.
 SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF WALL.
 AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.









BALL VALVE

SCALE: 1" = 1'-0"

LANDSCAPE DETAILS

EBAY BUILDING 7 COURTYARD REHABILITA

2145 HAMILTON AVE
SAN IOSE, CA 95125

LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c

santa cruz, ca 95060

p: 831.459.0455

f: 831-459-0484

www.ssala.com

crla no. 2805

REVISIONS NO. DATE	PURPOSE
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CHECKED •	AH
SCALE •	AS SHOWN
DATE •	06.08.16

LANDSCAPE DETAILS

L-5.0

SHEET

TREE PER PLANTING PLAN
PLANT ROOTBALL 2" ABOVE GRADE - MULCH TOPDRESS PER PLAN KEEP 2" AWAY FROM TRUNK 8" THICKENED EDGE 3" MIN. CLR. TYP. NOTES:

1. DIG ALL PITS SQUARE &
SCARIFY ROOT BALL BEFORE TREE IRRIGATION PER PLAN PLACEMENT IN PIT

2. FERTILIZER TABLETS SHALL BE
DISTRIBUTED PER THE
FERTILIZER CHART 3. INSTALL TREE GRATE PER
MANUFACTURER'S
RECOMMENDATIONS 12-8-8, NPK IN A ONE-YEAR TIME-RELEASE FERTILIZER CHART FORMULATION WITH 4% HUMIC ACID, 20% HUMUS, 2% 24" BOX - 17 TABLETS 36" BOX - 17 TABLETS IRON, 3.5% SULFUR. 2X BALL DIA. MIN TREE & PIT TREE WELL AND/OR TREE GRATE FERTILIZER CHART 1 GAL. - 2 TABLETS 5 GAL. - 3 TABLETS 2 X DIA. OF CONTAINER HALF OF SPACING EDGE OF PLANTER/CURB/PAVING 2. FOR SPACING DIMENSION SEE PLANTING LEGEND

GROUNDCOVER PLANTING

SCALE: 1/2" = 1'-0"

SHEET 5

AGENCY APPROVAL

LANDSCAPE DETAILS

CHECKED • AH

LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c

santa cruz, ca 95060 p: 831.459.0455

f: 831-459-0484

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crla no. 2805

ANDSCAPE